

File # 12-B-19-VA



# BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Southern Signs, Inc.	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 9916 Thorn Grove Pike	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Strawberry Plains, TN 37871	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-933-4877	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email southernsignsinc@aol.com		Other <input type="checkbox"/>

### THIS IS A REQUEST FOR:

- Zoning Variance (Building Permit Denied)
- Appeal of Administrative Official's Decision
- Extension of Non-Conforming Use/or Structure
- Map Interpretation

### PROPERTY INFORMATION

Street Address 7325 Middlebrook Pike

City, State, Zip Knoxville, TN 37909

Parcel # (see KGIS.org) 106JD030

Zoning District (see KGIS.org) C-1

### VARIANCE REQUIREMENTS

#### City of Knoxville Zoning Ordinance Article 7, Section 2

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

### DESCRIPTION OF APPEAL

Describe your project and why you need variances.

- Requesting a variance to reduce the front setback from 10' to 0' in order to install new BP monument sign on existing steel pole and footer.
- Requesting a variance to increase the maximum overall height of allowed sign from 6' to 6'-4" to accommodate existing concrete base.

Describe hardship conditions that apply to this variance.

Due to topography of property, there are no other sign install locations that meet the setback requirements and do not cause an obstruction to the visibility of the sign or flow of traffic.

### APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE Jessica A. Willis

DATE 11/15/19

File #12-B-19-VA



**BOARD OF ZONING APPEALS APPLICATION**

**\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\***

Is a plat required? Yes  No

Small Lot of record?

**VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):**

1) Reduce the minimum required front setback of a monument sign in a C-1 zone from 10' to 0' (Article 8, Section 7.1.a).

2) Increase the maximum overall height of a monument sign in a C-1 district from 6' to 6'4" (Article 8, Section 11.6.e.2).

**PROJECT INFORMATION**

Date Filed 11/15/19

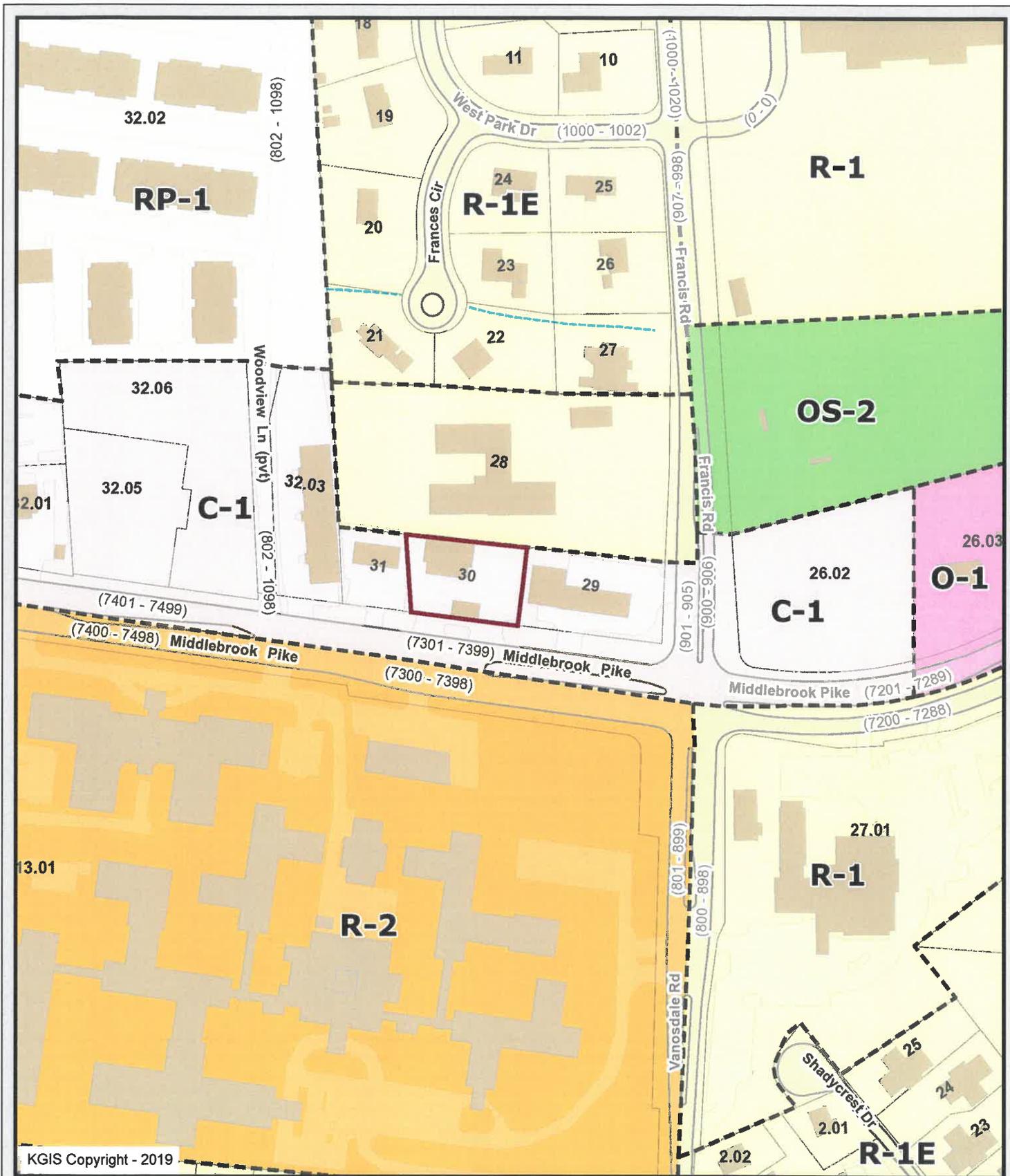
Fee Amount \$750 pd ck 11/15/19

Council District 3

BZA Meeting Date 12/19/19

PLANS REVIEWER J Van Horn

DATE 11/19/19



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**7325 Middlebrook Pike**  
 12-B-19-VA  
 Souther Signs, Inc.

**Knoxville - Knox County - KUB Geographic Information System**



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34

15

1

# 46810

## FAITH BAPTIST CHURCH

MUNSON-SMITH

FRANCIS RD

OK

R-2

Ward - 46

COBBLE

Ward - 45

Ward - 47

## ENT COMMUNITY

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7325 Middlebrook Pike

12-B-19-VA

Souther Signs, Inc.

Knoxville - Knox County - KUB Geographic Information System



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## 7325 Middlebrook Pike

12-B-19-VA  
Souther Signs, Inc.

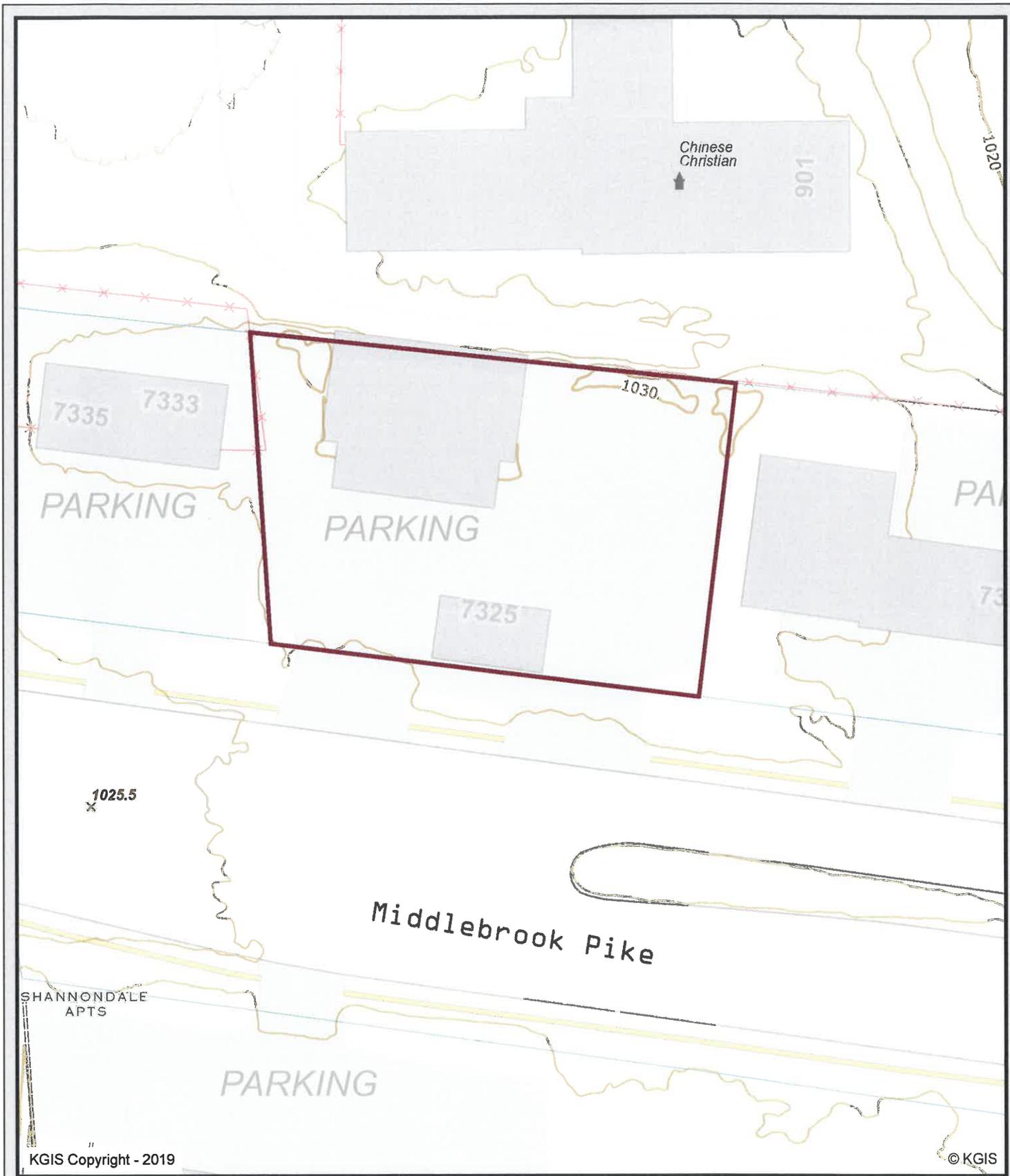
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### 7325 Middlebrook Pike

12-B-19-VA  
Southern Signs, Inc.

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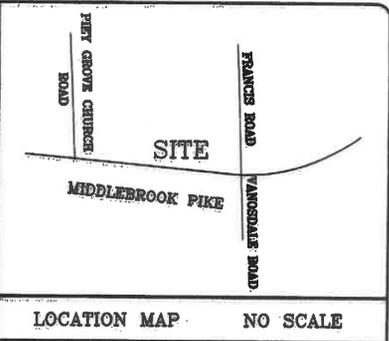


**TOTAL AREA**  
0.489 ACRES  
21,335 +/- SQ. FT.

**N\K KNOXVILLE CHINESE CHRISTIAN CHURCH**  
TAX MAP 106 J\D PARCEL 28.  
DEED WDB. 2282 PG. 567.

- NOTES:**
1. CORNERS MARKED AS SHOWN.
  2. DEED REFERENCE INST. 201903200058163.
  3. TAX MAP 106 J\D PARCEL 30.
  4. CITY BLOCK NUMBER 48810.

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is not located in a special flood hazard area.  
Community panel # 4750300280F  
EFFECTIVE DATE 5/2/2007.  
ENTIRE PROPERTY IS LOCATED IN ZONE 'X'  
Areas determined to be outside the 0.2% chance floodplain

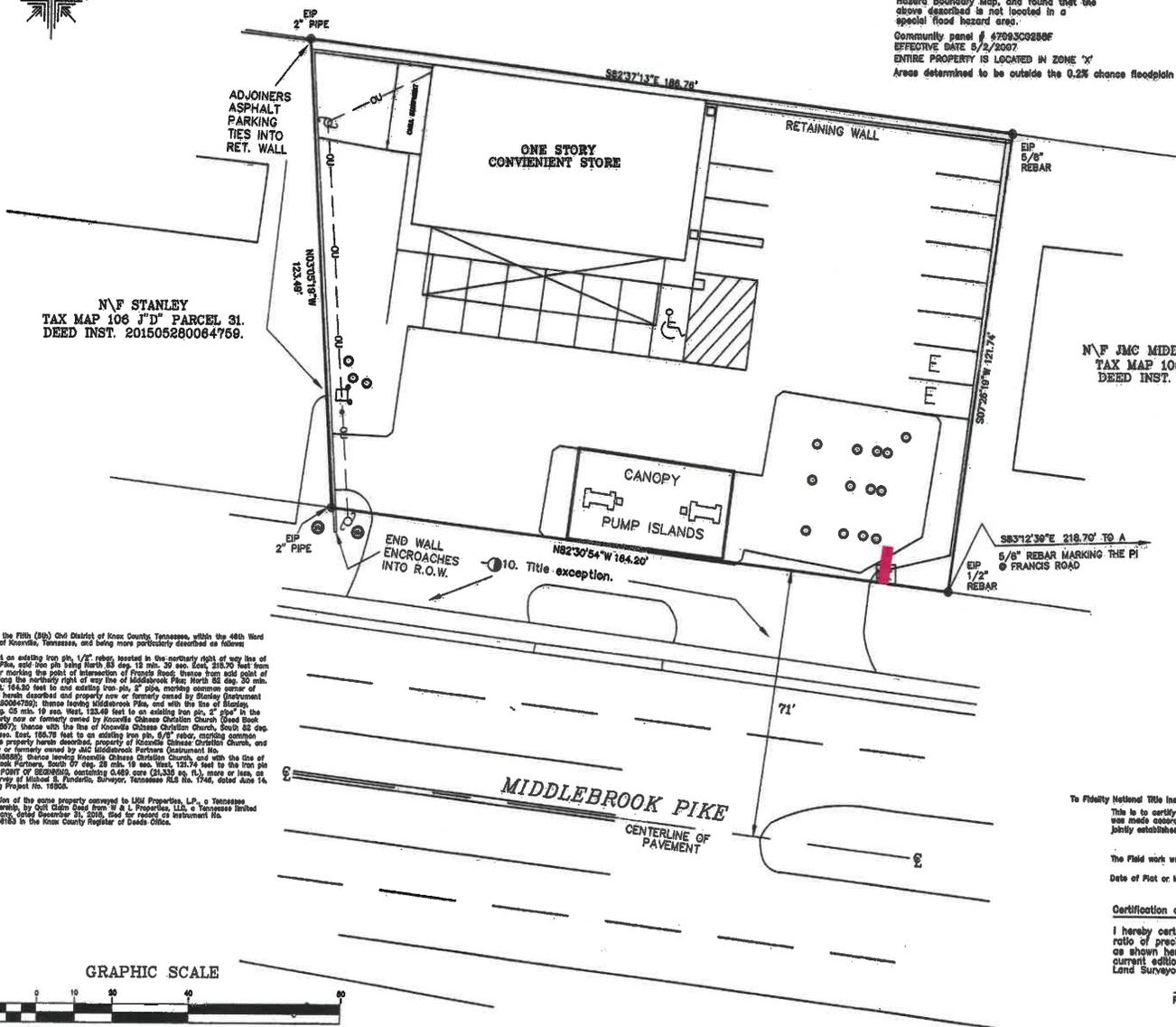


**N\K STANLEY**  
TAX MAP 106 J\D PARCEL 31.  
DEED INST. 201505280064769.

**N\K JMC MIDDLEBROOK PARTNERS.**  
TAX MAP 106 J\D PARCEL 29.  
DEED INST. 201003020056888.

Fidelity National Title Insurance Co.  
COMMITMENT NUMBER: 191088/SEF  
SCHEDULE B=SECTION II EXCEPTIONS  
10. Title to that portion of the property within the bounds of any roads and/or highways.

- LEGEND**
- IRON PIN FOUND (SIZE & TYPE)
  - UTILITY POLE
  - OVERHEAD UTILITY
  - ⊕ SIGN POLE
  - ⊗ WATER METER
  - ⊙ FUEL LIDS



**EXHIBIT "A"**

SITUATED in the Fifth (5th) Civil District of Knox County, Tennessee, within the 46th Ward of the City of Knoxville, Tennessee, and being more particularly described as follows:

SECTION 04 of an existing iron pin, 1/2" rebar, located in the northerly right of way line of Middlebrook Pike, and the pin being North 83 deg. 18 min. 30 sec. East, 218.70 feet from a 5/8" rebar marking the point of intersection of Francis Road, thence from said point of beginning, along the northerly right of way line of Middlebrook Pike North 83 deg. 30 min. 54 sec. East, 164.20 feet to an existing iron pin, 2" pipe, marking eastern corner of the property herein described and property now or formerly owned by Stanley Instrument Co. (201003020056888), thence along Middlebrook Pike and with the line of Stanley North 03 deg. 05 min. 19 sec. West, 123.49 feet to an existing iron pin, 2" pipe in the line of property now or formerly owned by Knoxville Chinese Christian Church (Deed Book 2282, page 567), thence with the line of Knoxville Chinese Christian Church, South 83 deg. 37 min. 13 sec. East, 186.78 feet to an existing iron pin, 5/8" rebar, marking eastern corner of the property herein described, property of Knoxville Chinese Christian Church, and property now or formerly owned by JMC Middlebrook Partners (Deed Instrument No. 201003020056888), thence along Knoxville Chinese Christian Church, and with the line of JMC Middlebrook Partners, South 07 deg. 28 min. 19 sec. West, 121.74 feet to the first pin marking the POINT OF BEGINNING, containing 0.489 acre (21,335 sq. ft.), more or less, as shown on a survey of Michael S. Funder, Surveyor, Tennessee RLS No. 1748, dated June 14, 2019, bearing Project No. 18006.

SHOWN a portion of the same property conveyed to LMI Properties, LP, a Tennessee limited partnership, by Gull Elder Deed from 19 to L Properties, LLC, a Tennessee limited liability company, dated December 31, 2016, and for record as instrument No. 20160320000180 in the Knox County Register of Deeds Office.

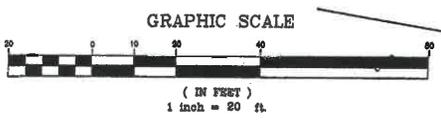


To Fidelity National Title Insurance Co., Tennessee Valley Title Co., SouthEast Bank and Middlebrook Investments, LLC  
This is to certify that this map or plat and the survey it was based upon were made in accordance with the 2018 Minimum Standards Detail Requirements for ALTA/ACPS Land Title jointly established and adopted by ALTA Surveyors, jointly established and adopted by ALTA and NSPS.

The field work was completed on 6-14-19  
Date of Plat or Map: 6-14-19

**Certification of Class and Accuracy of Survey.**  
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown herein and that said survey was prepared in compliance with the current edition of the Rules of Tennessee, jointly established and adopted by Land Surveyors - Standards of Practice.

Registered Land Surveyor  
Tennessee License No. 1748  
Date 6-14-19



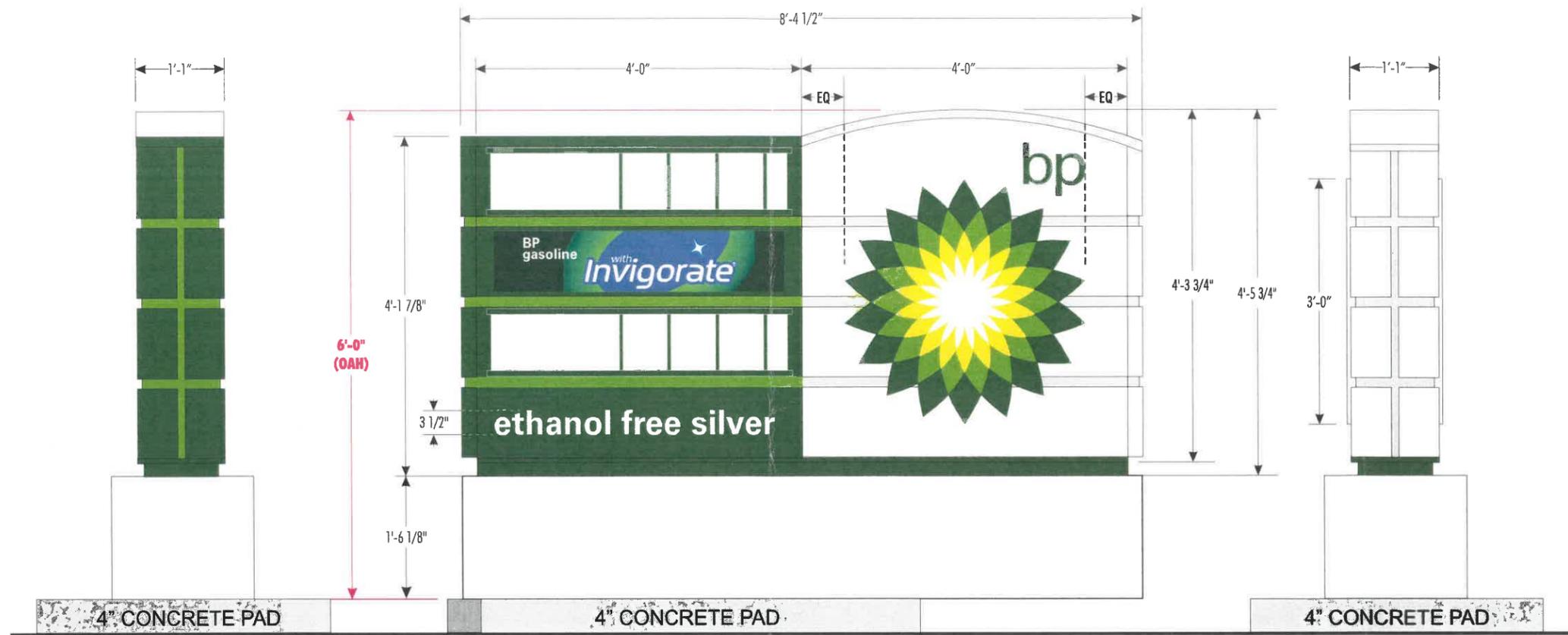
**BOUNDARY CONSULTANTS**  
SUBDIVISIONS SURVEYING SITE DEVELOPMENT  
422 E OAK HILL AVENUE KNOXVILLE TENNESSEE 37917  
TEL 606-637-3997

DATE	REVISIONS
DRAWN BY: M.S.F.	1
CHECKED BY: M.S.F.	2
APPROVED BY: M.S.F.	3
SCALE: 1" = 80'	4
DATE: 6-14-19	5
DRAWING NO. 18006	6

FOR:  
**Middlebrook Investments, LLC**  
7325 MIDDLEBROOK PIKE  
KNOXVILLE TENNESSEE 37909  
865-567-6187

**ALTA/NSPS LAND TITLE SURVEY OF:**  
7325 MIDDLEBROOK PIKE  
KNOXVILLE TENNESSEE 37909  
DISTRICT FIVE KNOX COUNTY  
WARD FORTY SIX

PROJECT NO.  
**16808**



LEFT SIDE VIEW

FRONT VIEW

RIGHT SIDE VIEW

